

CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby on this 28th day of December, 2003, by Dekeith Finlayson, whose mailing address is P.O. Box 14097, TLH, FL 32317 hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above-described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered.

Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

Joe Keith Finlayson
(Name typewritten)
Joe Keith Finlayson
(Signature)

WITNESSES:

ly Heideman
(Sign)
B. Heideman
(Print Name)

C. Lamp
(Sign)
C. Lamp
(Print Name)

STATE OF Florida

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 28th day of December, 2003
by Joe Keith Finlayson, who is personally known to me or who has produced
(name of person acknowledging)

_____ as identification.
(type of identification produced)

Barbara Jean Heideman
(Signature of Notary)

(Print, Type) 

(Title or Rank)

(Serial Number, If Any)

This Instrument was prepared by:
Herbert W. A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street
Tallahassee, Florida 32301

300 0 300 600 900
SCALE IN FEET

NOTE:
CONSERVATION EASEMENT AND CONSERVATION AREA BOUNDARIES SHOWN
HEREON ARE SCALED FROM LEON COUNTY G.I.S. MAP SHOWING
WETLAND AREAS. NO FIELD WORK HAS BEEN DONE BY THIS SURVEYOR
TO ACCURATELY SHOW OR LOCATE ACTUAL WETLAND BOUNDARIES.

P.O.C.

FCM (NO I.D.)
NORTHEAST CORNER OF
SECTION 13, T-1-N, R-2-E,
LEON COUNTY, FLORIDA

12 7
13 18

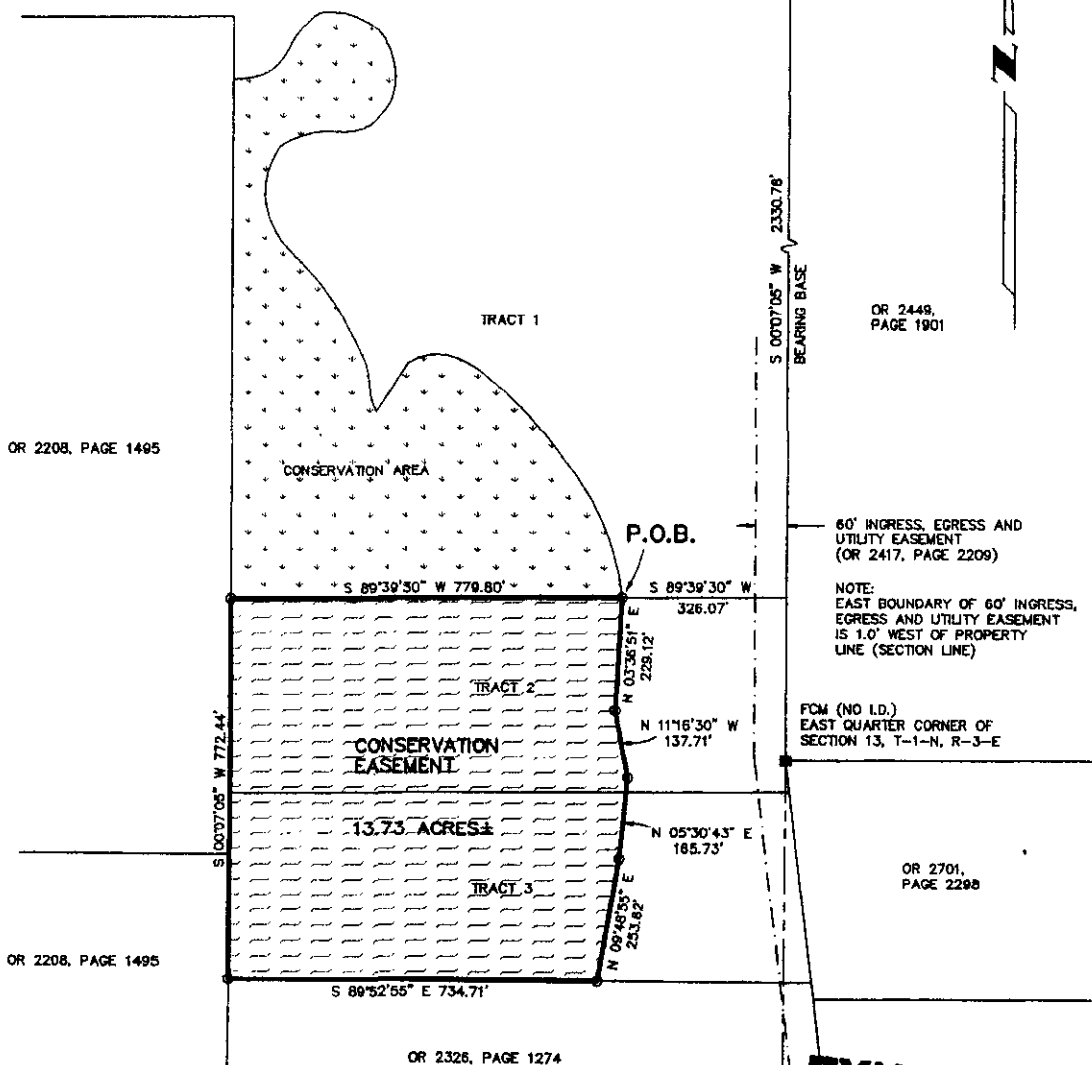


EXHIBIT A

THIS IS NOT A BOUNDARY SURVEY.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SPECIFIC PURPOSE SURVEY FOR: KEITH FINLAYSON

SHEET 1 OF 2

LEGEND:	R/W - RIGHT-OF-WAY	FCM - FOUND IRON PIPE	NOTES:
DESCRIPTION	D.O.T. - DEPARTMENT OF TRANSPORTATION	FCP - FOUND CONCRETE PIPE	1). THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
DEED BOOK	LEB - LAND SURVEYING BUSINESS NO.	FCM - FOUND CONCRETE MONUMENT 4"x4"	2). NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
SURVEY	LEB - LAND SURVEYING BUSINESS NO.	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	3). ALL MEASUREMENTS ARE U.S. FEET.
CALCULATED	LEB - LAND SURVEYING BUSINESS NO.	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	4). INFORMATION AND BEARINGS BASED ON DESCRIPTIONS
DEED	LEB - LAND SURVEYING BUSINESS NO.	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	RECORDED IN OFFICIAL RECORDS BOOK 2219, PAGE 752
RADIUS	P.O.B. - POINT OF BEGINNING	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	AND OFFICIAL RECORDS BOOK 2718, PAGE 135 OF THE
ARC LENGTH	P.O.C. - POINT OF CURVATURE	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
CHORD	P.O.T. - POINT OF TANGENT	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	
TANGENT	P.O.T. - POINT OF TANGENT	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	
UTILITY POLE	P.O.T. - POINT OF TANGENT	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	
OVERHEAD UTILITY	P.O.T. - POINT OF TANGENT	FCM - FOUND IRON ROD (3/8") & PLASTIC CAP	

FILE No. 99005

P.S.R. NO. 551-10-03

DRAWING DATE: 12/30/03

SCALE: 1"=300'

SURVEY DATE:

BOOK:

DRAWN BY: GEG

5511003C.DWG

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING



1824-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32308
PHONE (850) 386-6742
FAX (850) 386-6230

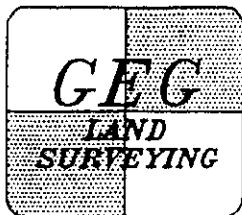
THE PURPOSE OF THIS SURVEY IS TO PROVIDE A SKETCH AND DESCRIPTION FOR A PROPOSED CONSERVATION EASEMENT.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 610-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.002, FLORIDA STATUTES.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE CURSOR OR ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE ADJACENCY.

DATE 1/5/04 16
GEORGE E. GUNN, JR.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 8831

REVISIONS:



GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

1624-A METROPOLITAN BLVD, TALLAHASSEE, FLORIDA 32308
PHONE: (850) 386-6742 FAX: (850) 386-6239

Attachment # 1
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CONSERVATION EASEMENT

A portion of lands as described in Official Records Book 2716, Page 135 of the Public Records of Leon County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Section 13, Township 1 North, Range 2 East, Leon County, Florida and run South 00 degrees 07 minutes 05 seconds West along the East boundary of said Section 13 a distance of 2330.78 feet; thence run South 89 degrees 39 minutes 30 seconds West 326.07 feet to the **POINT OF BEGINNING**. From said **POINT OF BEGINNING**, continue South 89 degrees 39 minutes 30 seconds West 779.80 feet; thence run South 00 degrees 07 minutes 05 seconds West 772.44 feet; thence run South 89 degrees 52 minutes 55 seconds East 734.71 feet; thence run North 09 degrees 48 minutes 55 seconds East 253.62 feet; thence run North 05 degrees 30 minutes 43 seconds East 165.73 feet; thence run North 11 degrees 16 minutes 30 seconds West 137.71 feet; thence run North 03 degrees 36 minutes 51 seconds East 229.12 feet to the **POINT OF BEGINNING**, containing 13.73 acres, more or less.

1/5/04

George E. Gunn, Jr.
Professional Surveyor and Mapper
Certificate No. 5831

SHEET 2 OF 2

JOB NO. 99005

PSR NO. 551-10-03

DATE: 12/30/03

EXHIBIT A

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